

SNAPSHOT of HOME Program Performance--As of 03/31/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**	
					Group	C Overall
Program Progress:				PJs in State: 20		
% of Funds Committed	97.37 %	92.84 %	11	97.21 %	43	47
% of Funds Disbursed	87.88 %	87.32 %	14	90.53 %	32	31
Leveraging Ratio for Rental Activities	4.96	3.26	1	4.97	100	100
% of Completed Rental Disbursements to All Rental Commitments***	99.20 %	88.52 %	12	85.01 %	42	53
% of Completed CHDO Disbursements to All CHDO Reservations***	84.18 %	70.04 %	8	73.71 %	64	67
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	81.52 %	87.69 %	10	81.48 %	40	42
% of 0-30% AMI Renters to All Renters***	52.17 %	52.92 %	11	45.54 %	61	0
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	95.65 %	97.68 %	14	96.14 %	29	28
Overall Ranking:			In State:	4 / 20	Nationally:	77
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	\$19,710	\$27,073		\$28,248	276 Units	14.60 %
Homebuyer Unit	\$19,918	\$17,624		\$15,487	41 Units	2.20 %
Homeowner-Rehab Unit	\$24,144	\$22,824		\$0	54 Units	2.90 %
TBRA Unit	\$1,952	\$5,461		\$3,211	1,522 Units	80.40 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Kalamazoo MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$81,977	\$68,772	\$24,623
State:*	\$80,979	\$74,631	\$19,584
National:**	\$101,183	\$78,322	\$24,013

CHDO Operating Expenses:
(% of allocation)

PJ: 3.2 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.93

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	50.9	46.3	40.7	37.0	Single/Non-Elderly:	47.9	29.3	25.9	19.5
Black/African American:	44.9	46.3	53.7	59.7	Elderly:	2.3	0.0	24.1	1.5
Asian:	0.4	0.0	1.9	0.0	Related/Single Parent:	32.1	51.2	33.3	63.2
American Indian/Alaska Native:	0.0	0.0	0.0	0.2	Related/Two Parent:	8.7	12.2	14.8	11.8
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	7.5	7.3	1.9	4.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.2					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	1.1	2.4	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	2.4	0.0	0.2					
Other Multi Racial:	0.4	0.0	0.0	2.7					
Asian/Pacific Islander:	0.4	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	1.9	2.4	3.7	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	43.0	26.8	27.8	19.7	Section 8:	13.2	2.4 [#]		
2 Persons:	25.7	29.3	13.0	23.9	HOME TBRA:	2.6			
3 Persons:	16.2	17.1	27.8	21.4	Other:	16.2			
4 Persons:	10.2	9.8	9.3	19.1	No Assistance:	67.9			
5 Persons:	3.0	12.2	11.1	8.2					
6 Persons:	1.1	4.9	7.4	5.0					
7 Persons:	0.8	0.0	3.7	0.6					
8 or more Persons:	0.0	0.0	0.0	1.9					
					# of Section 504 Compliant Units / Completed Units Since 2001				12

* The State average includes all local and the State PJs within that state

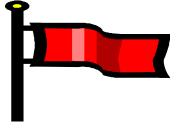
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Kalamazoo State: MI Group Rank: 77
 (Percentile)
 State Rank: 4 / 20 PJs Overall Rank: 0
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 79.77%	99.2	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 57.73%	84.18	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	81.52	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.23%	95.65	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.200	2.31	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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